

Savannah District – Your Door to the Corps

Installation Support Services

*Customer Contacts
Services*

Planning

Design

Contract

Procurement

Construction



**US Army Corps
of Engineers**



Our Commitment

The Savannah District provides a full range of management support services for our military and civil works customers in North Carolina, South Carolina and Georgia. This management support is provided through a Department of Defense Medical (DODM) team, Environmental team, Operation and Maintenance (O&M) team, six Army and Air Force teams, and a Military Master Planning Team. Each of these teams is responsible for procurement, design, and construction services. Our Project Managers are assigned to installations and are your advocates, ensuring seamless and efficient execution of your program requirements and management of your funds. The staff consists of approximately 1,100 architects, engineers, funds analysts, technicians and automation/administrative personnel. We are highly skilled in the management of a variety of services and act as your “One Door to the Corps.” We are committed to assisting you in fulfilling your mission requirements in the most efficient manner possible.

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Customer Contacts

Army

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TRADOC:

Forts Gordon and Jackson

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FORSCOM, Army Reserve, MTMC: Forts McPherson, Gillem, & Stewart; Hunter Army Airfield; MOTSU

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AMC, ACC:

Pope and Seymour Johnson AFBs

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Special Services

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OMA: All locations

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Military Master Planning: All locations

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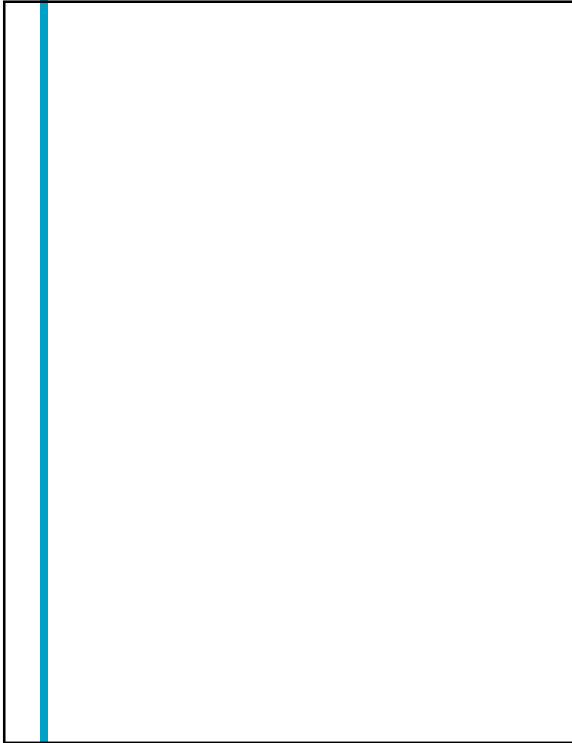
Environmental

Army: All locations

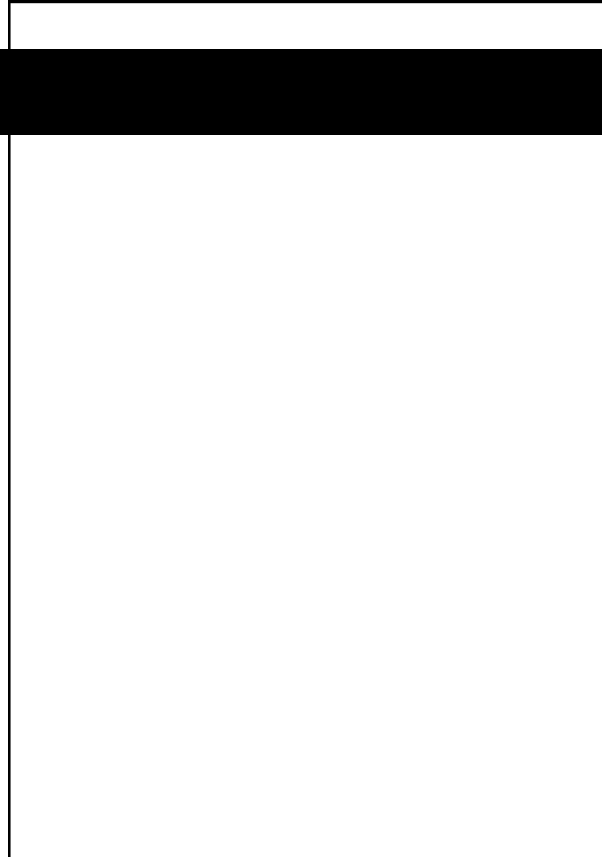
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Green Ramp, Fort Bragg, NC



Departure/Arrival Airfield Control Group Operations Facility
Hunter Army Airfield, GA



Hangar Rehabilitation, Seymour-Johnson AFB, NC

Planning Services

All types of procurement actions are accomplished as a team (involving staff from Engineering, Planning, and Programs and Project Management). Surveys include assessments, analyses, investigations, mapping, and studies of all types [e.g., military planning, hazardous and toxic waste, cultural, environmental, technical, etc.] Specific representative types are listed below:

- Bridge Structural Survey
- Cultural Survey
- Endangered Species Survey
- Energy Engineering Analysis Programming (EEAP)
- Environmental Compliance Assessment Study (ECAS)
- HTRW Remedial Investigation
- HTRW Feasibility Study
- HTRW Potentially Responsible Party (PRP) Survey
- Pollution Prevention Opportunity Assessment (PPOA)
- Storm Water Pollution Prevention Program (SWPPP)
- Wetlands Survey
- Dam Safety Survey and others

Cost: Cost varies considerably for different types of surveys and survey management services. The advocate for services will provide an approximation of the total cost at the initial contact. Definitive costs will be discussed during the initial stages of scope development, which is done in partnership with the customer.

Time: The time required to complete survey services varies widely, based on the scope and type of survey. Survey time will be determined in partnership with the customer.

Design Services

Design and design management services are accomplished as a team (led by the project manager). These services fall into three basic categories:

- Design by Architect-Engineer Contractor
(estimated design fee greater than \$1 million)
- Design by Indefinite Delivery Type Architect-Engineer Contractor
(estimated design fee less than \$1 million)
- Design by District In-house Design Team

Cost: The average cost for accomplishing the various aspects of design services is shown on the next page. Depending on the type of design service, costs may vary. Finite design costs will be established as part of the design procurement process.

Time: The time required to complete design services varies widely, based on the scope and type of design. Design time will be determined in partnership with the customer.

Average Cost of Design and Design Management Services

(expressed as a percentage of construction cost)

	Architect-Engineer or District In-house Design Fees					
	District Management					
	Reviews (Technical, Constructability, Biddability, Operability)					
	Geotechnical (Borings, Reports, etc.)					
	Total					Remarks
Design by AE IDIQ Contractor (Fee < \$500K, Estimated construction cost > \$2.0 M < \$5.0M)						
With District Management and Technical Review	7	1.2	4.6	1.5	14.3	
District Management Only	8	1.2	0	0	7.2	
Design by AE IDIQ Contractor (Fee > \$50K < \$200K, Estimated Construction Cost > \$500K < \$2.0M)						
With District Management and Technical Review	10	1.8	5.8	2.1	19.7	Both scenarios based on average construction cost of \$1.0M. Reduce Design Fee by 1% and Mgmt. Fee by 0.2% for each additional \$1.0M of construction cost.
District Management Only	9	1.8	0	0	10.8	
Design by AE IDIQ Contractor (Fee < \$50K, Estimated Construction Cost < \$500K)						
With District Management and Technical Review	16	2.7	8.6	3.1	30.4	
District Management Only	15	2.7	0	0	17.7	
Design by District OMA Design Unit (Estimated Construction Cost < \$2.0M)						
With District Management and Technical Review	10	1.2	2	2.1	13.2	Based on average construction cost of \$500K. Reduce Design Fee by 1% and Mgmt. Fee by 0.1% for each additional \$500K of construction cost.

Contract Procurement Services

All types of procurement actions are accomplished as a team (involving staff from Contracting, Engineering, Programs and Project Management, and Construction). The basic types of procurement and some of their many variations are listed below:

- Sealed Bid: Most common type used for procurement of the majority of construction contracts. Includes invitation for bid variations such as Base Bid, Base Bid Plus Additives, Base Bid with Options, and Multiple Bid Schedule.
- Negotiated Contracts (Construction, Service and Supply. All except Architect-Engineer)
- Negotiated Architect-Engineer Contracts: Most common type used for procurement of design and survey services. Basic type includes Indefinite Delivery Type Contract and Fixed Price Contract.
- Sole Source Contracts: The sole source contract (any of those discussed above) requires strong justification from the customer based on the applicable Federal Acquisition Regulation.
- Delivery Orders (Service, Supply and Architect-Engineer): Used in conjunction with Indefinite Delivery Type Contracts.
- Modifications (Service, Supply and Architect-Engineer): Used to alter all types of contracts and delivery orders except those related to construction.
- Modifications (Construction)

Cost and Time: The average cost and time for completing procurement actions is on the following page. Please note that these are estimates only; more definite cost and time will be discussed during initial stages of developing the acquisition plan.

Average Cost and Time for Procurement Services

(Cost estimated as lump sum and time estimated in weeks)

	Contracting Division Service Fee						
	Engineering Division Technical Contract Preparation Fee						
	District Management						
	Reproduction						
	Total		Time (Weeks)				
							Remarks
Sealed Bid Contracts							
All Kinds	\$5,100	\$2,200	\$3,000	Varies	\$10,300	10 to 15	Reproduction cost varies according to size of solicitation package
Competitive Negotiated Contracts (All except Architect-Engineer)							
Less than \$500K	\$6,100	*	\$2,500	Varies	\$8,600	16 to 20	* For construction contracts add \$2,500
Equal to or less than \$500K	\$7,700	*	\$2,500	Varies	\$10,200	21 to 27	
Formal Source Selection (TERC)	\$10,000	*	\$3,500	Varies	\$13,500	27 to 39	
Negotiated Architect-Engineer Contracts							
Less than \$500K	\$5,400	\$4,500	\$3,000	\$0	\$12,900	13 to 18	
Equal to or greater than \$500K	\$5,400	\$5,500	\$3,000	\$0	\$13,900	19 to 24	
Negotiated Architect-Engineer Contracts							
IDIQ	\$7,200	\$2,500	\$3,000	\$0	\$12,700	19 to 24	
Sole Source 8a Contracts (A-E)							
Less than \$500K	\$1,600	\$0	\$1,000	\$0	\$2,600	1 to 2	Added to A-E contract listed above
Equal to or greater than \$500K	\$2,000	\$0	\$1,000	\$0	\$3,000	5 to 7	

Continued on following page

Average Cost and Time for Procurement Services

(Cost estimated as lump sum and time estimated in weeks)

		Contracting Division Service Fee						
		Engineering Division Technical Contract Preparation Fee						
		District Management						
		Reproduction						
		Total						
		Time (Weeks)						
		Remarks						
Sole Source 8a Contracts (Construction)								
Less than \$500K	\$1,600	\$0	\$3,000	Varies	\$4,600	1 to 2	Added to Sealed Bid contract listed on previous page	
Equal or greater than \$500K	\$2,000	\$0	\$3,000	Varies	\$5,000	5 to 7		
Task Orders (Service, Supply and Architect-Engineer)								
\$100K to \$500K	\$1,440		\$3,000	\$0	\$4,440	5 to 8		
Equal or greater than \$500K	\$1,890		\$3,000	\$0	\$4,890	10 to 15		
Modifications (8a Contracts)								
Construction	\$1,200	Varies	N/A	Varies	\$1,200	4 to 7	Mgmt. included in S&A constr. prep. fee; repro. varies with size of modification.	
Modifications (Service, Supply, and Architect-Engineer)								
\$100K to \$500K	\$1,440		\$3,000	\$0	\$4,440	6 to 9		
Equal or greater than \$500K	\$1,890		\$3,000	\$0	\$4,890	10 to 15		
Modifications (Construction)								
Less than \$100K	\$150	Varies	N/A	Varies	\$150	3 to 7	Mgmt. included in S&A constr. prep. fee; reproduction varies according to size of modification.	
\$100K to \$500K	\$400	Varies	N/A	Varies	\$400	5 to 8		
Equal or greater than \$500K	\$800	Varies	N/A	Varies	\$800	10 to 16		

Construction Services

Construction work is accomplished as a team (involving staff from Construction, Contracting, Engineering, and Programs and Project Management). The basic rates for construction management are determined by engineering regulations issued by Headquarters, U.S. Army Corps of Engineers. The rate is adjusted from the latest Corps of Engineers costs. The current rate for management of reimbursable funded OMA construction is 6.5 percent of the construction cost. The time required to complete construction varies widely, based on the scope of construction. Construction, Engineering, and Programs and Project Management Division partner with the customer to determine construction time.



Faith Barracks, Fort Bragg, NC



U.S. Army Reserve Command and Control Center,
Fort McPherson, GA

Control Tower, Moody AFB, GA



Notes

Our Vision

U.S. Army Corps of Engineers —

The world's premier engineering organization, trained and ready to provide support any time, any place.

A full-spectrum engineer force of high-quality, dedicated soldiers and civilians:

- **A vital part of the Army;**
- **The Engineer Team of Choice, responding to our nation's needs in peace and war;**
- **A values-based organization – respected, responsive, and reliable.**

Changing today to meet tomorrow's challenges!

